



**TOWN OF GRIMSBY
PLANNING DEPARTMENT**

File Number: 26Z-16-2203
March 28, 2023

Notice of Public Meeting

An application have been received by the Town of Grimsby for proposed Official Plan Amendment & Zoning By-law Amendment for 41 Livingston Avenue.

The proposed development consists of a 3 storey mixed-use building, which would contain ground floor office and recreational space, and a facility for specialized housing needs with 5 units. The housing units would be assisted living units for adults with physical and mental disabilities. The ground floor is to be utilized for accessory education and recreation space with a kitchen for the use of the Community Living Grimsby, West Lincoln and Lincoln. There would be approximately 40 sq. m. of outdoor amenity space provided, and 9 parking spaces (1 accessible parking space) provided on site.

The plan on the reverse side of this notice shows the location of the affected lands and the concept plan.

The purpose and effect of the **proposed Official Plan Amendment** is to redesignate the subject lands from "Low Density Residential" to "Medium Density Residential", with further site specific modifications to permit small scale office and recreational space for Community Living on the ground floor of the proposed development.

The purpose and effect of the **proposed Zoning By-law Amendment** is to carry forward the existing site specific policy permitting Education Resource Centre and to permit a group home use with a maximum of 5 residential units. The application is also requesting modifications to performance standards including minimum interior side yard and minimum ground floor height and parking requirements to permit the proposed development.

The public meeting will be held as follows:

Date: April 19, 2023

Time: 6:00 p.m.

Location: Council Chambers (160 Livingston Avenue) and via Zoom

This meeting can be attended in-person or via Zoom. If you wish to appear as a delegation at the meeting via Zoom, please register with planning@grimsby.ca no later than noon on Friday, April 14, 2023. Note only those individuals that register will be given the zoom link. If you do not wish to speak, our meetings are livestreamed at <https://www.grimsby.ca/livestream/>.

Additional information regarding the applications, including information about appeal rights, is available on the Town's website at www.grimsby.ca/currentplanningapplications, at Town Hall during normal business hours (8:30 to 4:30), or you may contact:

Town of Grimsby, Planning Department
160 Livingston Avenue, Grimsby, Ontario L3M 0J5
Telephone: (905) 945-9634, Fax: (905) 945-5010
Email: planning@grimsby.ca

An information report regarding this application will be available at Town Hall and on the Town's website at www.grimsby.ca by 4:00pm on Friday before meeting date. Following a staff review of this application, a staff recommendation report will be presented at a subsequent meeting of the Planning & Development Committee.

If you wish to be notified of the decision of the Town of Grimsby regarding this application, you must make a written request to the Director of Planning at the address above.

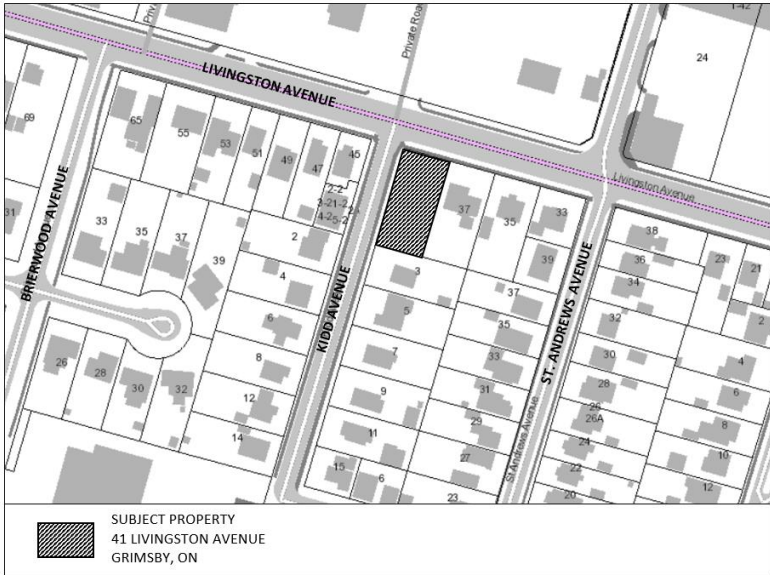
If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Town of Grimsby in respect of the proposed zoning by-law amendment, draft plan of subdivision, or draft plan of condominium before the approval authority gives or refuses to give approval to the zoning by-law amendment, draft plan of subdivision or draft plan of condominium, the person or public body is not entitled to appeal the decision of the Town of Grimsby to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to the Town of Grimsby in respect of the proposed zoning by-law amendment, draft plan of subdivision or draft plan of condominium before the approval authority gives or refuses to give approval to the proposed zoning by-law amendment, draft plan of subdivision or draft plan of condominium, the person or public body may not be

The Town of Grimsby requests that this notice be posted by the owner of any land that contains 7 or more residential units in a location that is visible to all of the residents.

added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the tribunal, there are reasonable grounds to do so.

Location Map



Concept Plan

